

Q-7-81 Benjamin Clark
Md. 544 & 290

Q-7-81

MSA SC 5593-5-823

DESCRIPTION OF PART OF THE NORMAN L. DIXON LANDS, SEVENTH
DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe on the southeast side of Md. Rte. 544 (116' from the centerline), said point being N 76 22 10 E - 521.47' from an iron pipe marking the northwest corner of the lands of Dixon and a corner for the lands of the State of Maryland; and running, thence, by and with the southeast side of said road N 76 22 10 E - 200.00' to an iron pipe; thence, by and with a new division line between the herein described lands and other lands of Dixon S 13 37 50 E - 217.80' to an iron pipe, S 76 22 10 W - 200.00' to an iron pipe, and N 13 37 50 W - 217.80' to the place of beginning. Containing in all 1.000 acres of land, more or less.

November 12, 1979.

William R. Nuttle.

DESCRIPTION OF PART OF THE BENJAMIN A. CLARK LANDS, SEVENTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on or near the southwest side of Red Lion Branch where the N 45 00 W - 7.2 perch line of the description of the lands of Benjamin A. Clark intersects the northwest right-of-way line of Md. Rte. 544 (Note: The beginning of said N 45 00 W - 7.2 perch line is the centerline of the old road on the southwest side of the former bridge over Red Lion Branch 106.55' northwest of, measured perpendicular to, the centerline of the present road at about Station 126 00 as shown on S.H.A. Plats 41810-41811); and running, thence, by and with the right-of-way of said road in a southwesterly direction to a point 40' northwest of, measured perpendicular to, the centerline of Md. Rte. 544 at about Station 114 79.18'; thence, by and with a new division line between the herein described lands and other lands of Benjamin Clark in a northwesterly direction, perpendicular to the centerline of said road to intersect the mean high waters of Red Lion Branch; thence, by and with the mean high waters of said branch in a northeasterly, northerly, easterly, and southerly direction to the place of beginning. Containing in all 11.3 acres of land, more or less.

June 25, 1979.

William R. Nuttle.

DESCRIPTIONS OF TWO PARCELS OF THE BENJAMIN A. CLARK LANDS,
SEVENTH DISTRICT, QUEEN ANNES COUNTY, MD.

PARCEL 1

Beginning for the same at a concrete monument on the westerly right-of-way line of Md. Rte. 290, said point being the southeast corner of the herein described lands and the northeast corner of the lands of James E. Coleman; and running, thence, by and with said Coleman lands N 70 12 30 W - 896.10' to a concrete monument and the lands formerly of John Cosden; thence, by and with said Cosden lands and with the lands of Philip S. Norton N 70 12 30 W 406.54' to an iron pipe and the lands of the State of Maryland; thence, by and with said State lands N 20 57 30 W - 142.79' to an iron pipe on the southeast right-of-way line of Md. Rte. 544; thence, by and with the southeast side of Md. Rte. 544 N 76 22 10 E 901.47' to an iron pipe and a denied access flare at the intersection of Md. Rte. 544 and Md. Rte. 290; thence, with said flare S 64 53 E - 133.17' to an iron pipe on the southwest side of Md. Rte. 290; thence, by and with the southwest side of said road S 21 26 30 E - 657.56' and along an arc the radius of which is 1242.23' and the chord of which is S 18 33 50 E - 124.76' to the place of beginning. (Note: Right-of-way information on the two roads is found on S.H.A. Plats 41812 and 13372). Containing inn all 11.386 acres of land, more or less.

PARCEL 2

Beginning for the same at an iron pipe at the northeast corner of the herein described lands, said point being the southeast corner of the former John Cosden lands and on the west line of the lands of James E. Coleman, and said point being, further, S 07 49 30 E - 521.26' from the concrete monument marking the end of the first line (N 70 12 30 W - 896.10') of the description of Parcel 1; and running, thence, by and with said James E. Coleman lands and with the lands of Glenn R. Coleman S 07 49 30 E - 433.69' to an iron pipe; thence, still by and with the lands of Glenn Coleman N 86 39 40 W - 519.75' to an iron pipe and the lands of Philip S. Norton; thence, by and with said Norton lands N 06 32 20 W - 318.24' to an iron pipe; thence, by and with said Norton lands and with the aforementioned Cosden lands N 80 28 40 E - 502.99' to the place of beginning. Containing in all 4.373 acres of land, more or less.

April 19, 1979.

William R. Nuttle.

Coleman - ASG4/215

Parcel 1 - Wallen to Coleman JEG 3/241

" 2 - Williamson " " JFR 7/62

" 3 - Blake lot or John Henry lot

JEG 3/241 - 25 acres adjoining Williamson on N & W
gen descrip. - Being WHC1/369 - same - from Samuel Smith

JFR 7/62 - John E. Williamson to Coleman
Begin Stone SW cor. Coleman home farm
in line with Liggins land

of Liggins N $89\frac{3}{4}^{\circ}$ W - 30.5 to saw tree

of Harrison N $10\frac{1}{4}^{\circ}$ W - 52.5 to stone

S $89\frac{3}{4}^{\circ}$ E - 30.5 " " & Coleman

S $10\frac{1}{4}^{\circ}$ E - 52.5 to begin

10 A

Being part of Geo. E. Harrison to Williamson WHC1/120

WHC1/120 - Part of "Corden"

Begin stone SE cor at cor Williamson

N $11\frac{3}{4}^{\circ}$ W - 79

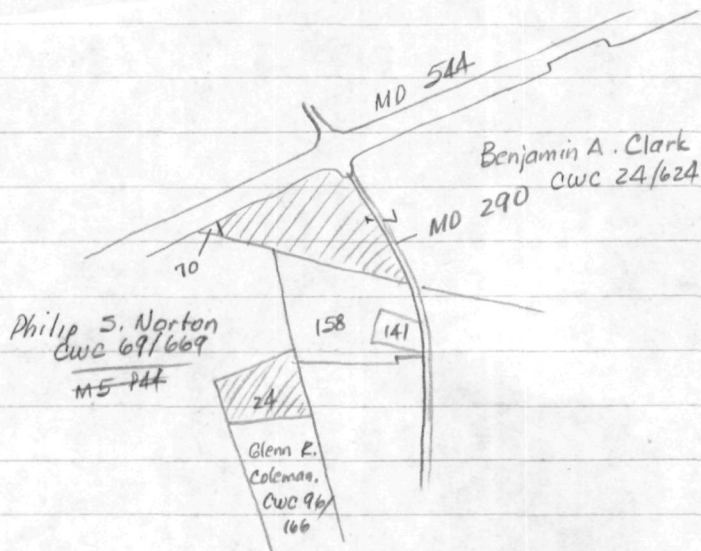
across said land S $75\frac{3}{4}^{\circ}$ W - 30.4

S $11\frac{3}{4}^{\circ}$ E - 72 to S line of tract

W/S N 89° E - 30.8 to begin

14 A 1R 3P

MAP 6



Note: 2 parcels 24

- 24 - Alfred I. King, Jr. wrong deed
- 70 - State of Md.
- 158 - Jas. E. Coleman

CWC 130/728
CWC 49/464
CWC 83/590

deed from Elbaern
of prop. I surveyed.

Clark - CWC 24/624

Tract 2, Parcel 2

Begin into E's of Tnd 544 E 290
with Tnd 290 S 26° 15' E - 67 1105.5

N 75° W - 84 1386

$313.5 + 4.62 = 318.12$

N 26° 15' W - 190 7 links to Tnd. 544

w/s N 70° 45' E - 63p 15 links to begin
 $1039.5 + 919 = 1049.4$

Norton - CWC 69/669

--- w/s N 73° 32' E - 600.40

N 72° 00' E - 2775.10 to fence post and the "Leat lands"

w/s & Thos. Bourne S 73° 36' E - 6.00 to stone

" 714.90 to chestnut stump

S 09° 11' E - 580.60 to Glenn Coleman

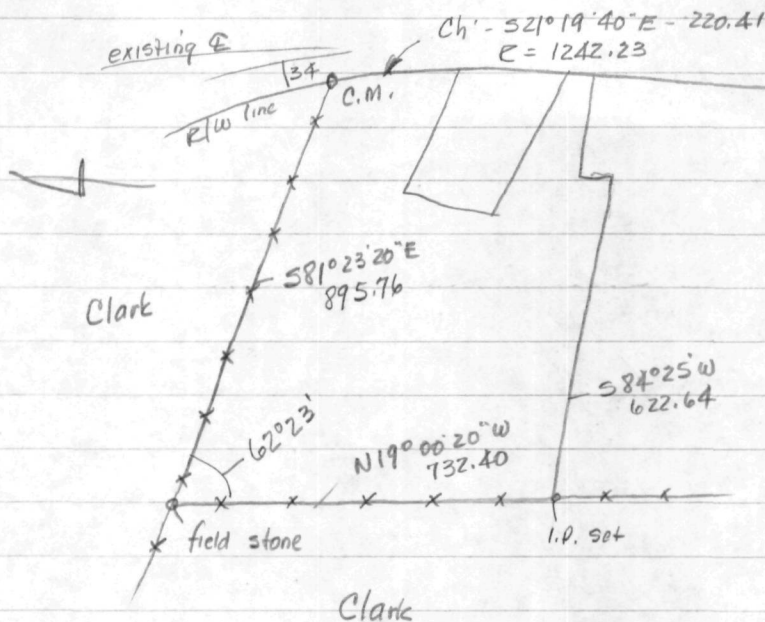
w/s S 75° 20' W - 366.80

S 11° 41' E - 1194.00 to James Penhney

Being CWC 21/211

Coleman - CWC 83/590

- Survey by Williams 1974



Being part of ASG 4/215

Norton - CWC 21/211 - same descrip - Metcalfe survey
Being CWC 7/307 (Eastern part being Cosden farm)
Being TSP 42/428

TSP 10/327

TSP 4/229

ASG 7/76

BHT 11/151

"Cosden"

WD 6/145 - July 31, 1885 - Mary E. Cosden vs. Anna R. Cosden
Mors. Featching made trustee - sold farm of John Cosden
to Geo. E. Harrison - no being clause

~~JT 3/154~~

JT 3/155 - Samuel Variant & Samuel Cosden to

John Cosden - Part of "Comings Reserve"

Begin at end of 5th line of that part conveyed
to Wm. Cosden

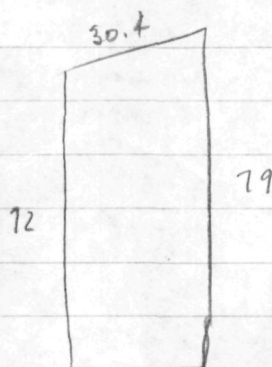
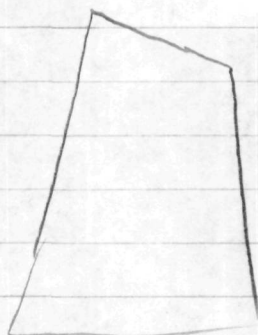
N 24° E - 140 to Stone

S 78° E - 50

S 14° E - 110

st line to begin

67 1/4 A



110
79
31

JTD 3/155 - Samuel Vansant & Samuel Corden sold 67 1/4 A
to John Corden

WD 6/145 Thos. Keating, trustee sold John Corden farm to
Geo. E. Harrison

Clark descrip. WHC 1/120 - Harrison to John E. Williamson - 14A+
"Part of Corden"

SEE Clark JFR 7/62 Williamson to Coleman - 10A.

Running title of Horton

State of Ind (SRC) - CWC 49/464

Begin stone S side pub rd. at NE cor. of "Johnson property"

N $32\frac{1}{4}^{\circ}$ W - 1 p. 16.5

along and to E at N 6° E - 20.2 333.3

S $27\frac{1}{2}^{\circ}$ E - 15.9 to Gordon

w/s N $76\frac{3}{4}^{\circ}$ W - 26.4 to begin

Clark CWC 24/624

Parcel 3

Begin stone SE cor.

N $11\frac{3}{4}^{\circ}$ W - 79

S $75\frac{3}{4}^{\circ}$ W - 30.4

S $11\frac{3}{4}^{\circ}$ E - 72

N 89° E - 30.8

14 A, 1 R, 3 P,

S & E

Begin stone SW cor Coleman

w/ Higgins N $89\frac{3}{4}^{\circ}$ W - 30.5 to sass. Tree

w/ Harrison N $10\frac{1}{4}^{\circ}$ W - 52.5 to Stone

S $89\frac{3}{4}^{\circ}$ E - 30.5 to stone & Coleman

w/s S $10\frac{1}{4}^{\circ}$ E - 52.5 to begin

10 A.

Note: Right-of-way information found
on S.H.A. Plats 41812 & 13372.

STATE OF MD.

MD. RTE. 544

DENIED
ACCESS

MD. RTE. 290

MAG. NORTH
1971

store

PARCEL 1

11.386 Acres±

Part of former John
Cosden lands (JT 3/155)
not included in adjacent
descriptions.

PHILIP S. NORTON

JAMES E. COLEMAN

I.P.

PARCEL 2

4.373 Acres±

I.P.

GLENN R. COLEMAN

NO.	BEARING	DIST.
1	N 70° 12' 30" W	1302.64'
2	N 20° 57' 30" W	142.79'
3	N 76° 22' 10" E	901.47'
4	S 64° 53' 00" E	133.17'
5	S 21° 26' 30" E	657.56'
6	S 18° 33' 50" E	124.76'
7	S 07° 49' 30" E	433.69'
8	N 86° 39' 40" W	519.75'
9	N 06° 32' 20" W	318.24'
10	N 80° 28' 40" E	502.99'

* Chord of an arc, radius = 1242.23'

PLAT OF A SURVEY OF THE
BENJAMIN A. CLARK LANDS
7TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1" = 200'

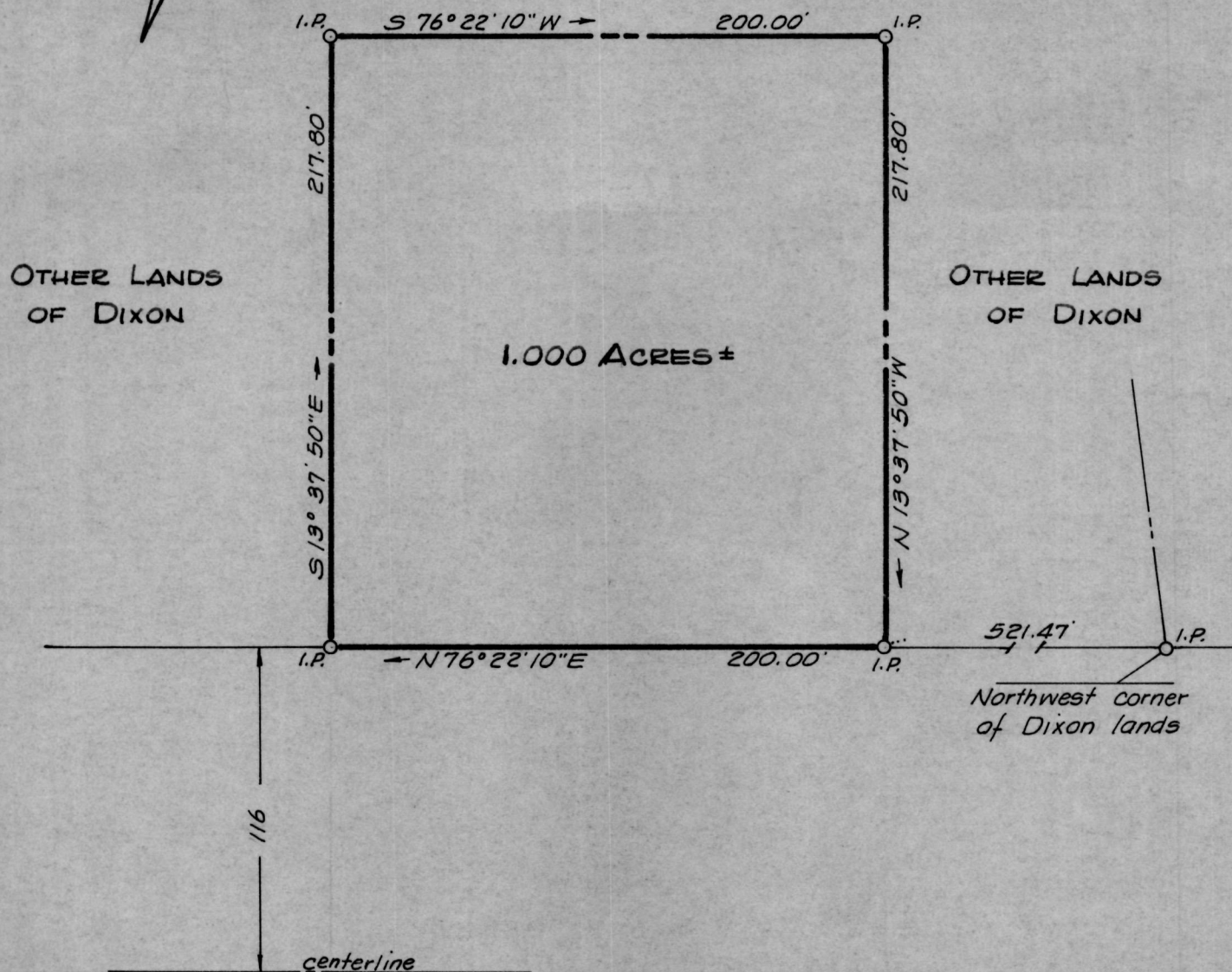
April 1979.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe

C.M. = Concrete monument

OTHER LANDS OF DIXON



PLAT OF A SURVEY OF PART OF THE
NORMAN L. DIXON LANDS
7TH DISTRICT, QUEEN ANNES CO., MD.

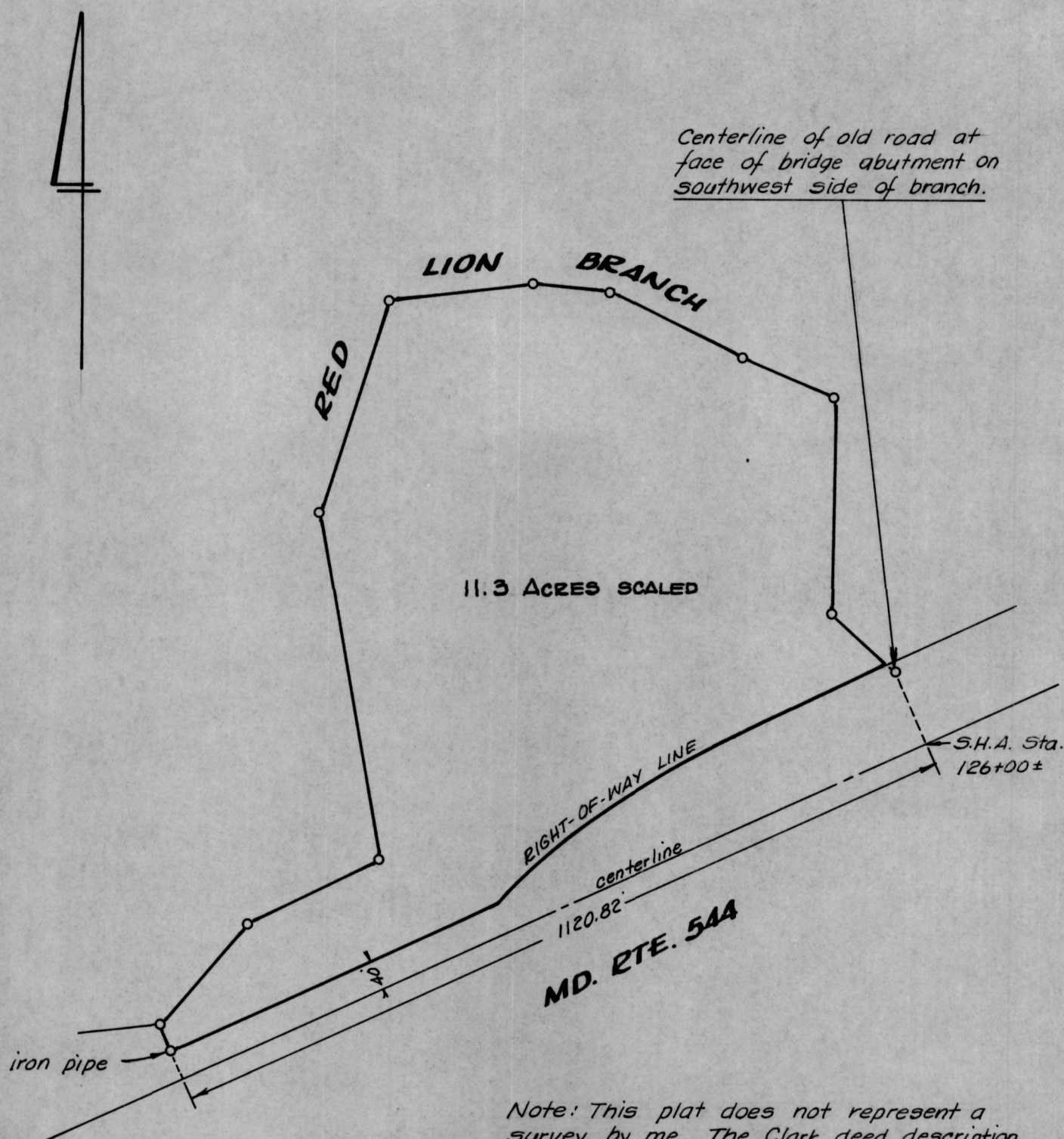
Scale 1" = 60'

Nov. 1979.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe

for Sudlersville Bank of Md.



Note: This plat does not represent a survey by me. The Clark deed description was oriented to S.H.A. plats 41810 & 41811 using positions of the old bridge and buildings shown on a plat by Thomas Bourne.

**PLAT OF PART OF THE
BENJAMIN A. CLARK LANDS
7TH DISTRICT, QUEEN ANNES CO., MD.**

Scale 1"=200'

June 1979.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

5000

2000

Q. MD 544

N 76° 22' 10"

STATE EDDDS

N 20° 57' 30" W

AP 15
3' 00" 1/2
A 44

A 5
stone
C.M. R. 50

N 70° 12' 30" W
896.10

EXISTING ED.
MD. 290

BENJAMIN CLARK
1" = 100'

COLEMAN

N 80° 28' 40" E

96.0
92° 57'

N 06° 32' 20" W
316.24

fence line

post

18
34
-170